

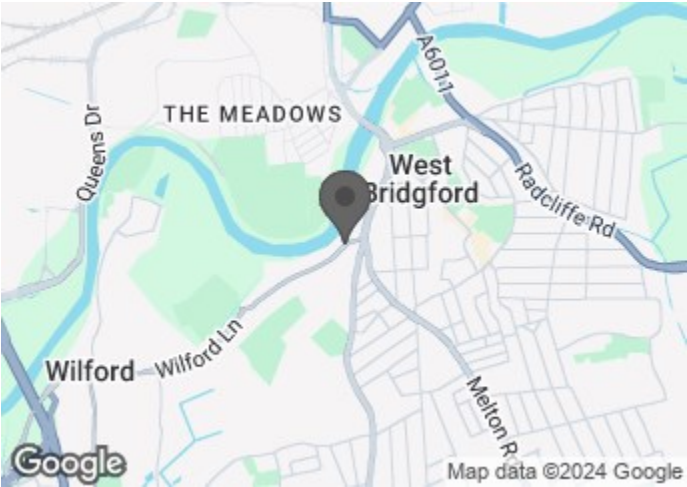
Total floor area 52.3 sq.m. (563 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

41 RIVER VIEW COURT  
WILFORD LANE, NOTTINGHAM, NG2 7TA



Second floor retirement apartment with a BALCONY enjoying STUNNING RIVER SIDE VIEWS. Modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a CONTEMPORARY wet room, completes this lovely apartment. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

The development offers EXCELLENT COMMUNAL FACILITIES including a roof terrace, gardens, library, dining room, function room and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £330,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

## RIVER VIEW COURT

River View Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's located on the banks of the River Trent.

The development consists of 58 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimize bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge and roof top terrace alongside beautiful gardens whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room.

River View Court also benefits a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

## LOCAL AREA & APARTMENT OVERVIEW

River View Court enjoys prime location in West Bridgford, just south of Nottingham. Though a bustling city centre can be reached in a matter of minutes, West Bridgford's proximity doesn't compromise its charm. Homeowners are treated to peace, quiet and superb views across the River Trent; it's no surprise that West Bridgford is amongst the most favoured retirement locations in the country.



We are delighted to offer to the market this well presented, one bedroom apartment benefitting from a walk-out balcony with stunning views across the River Trent and parks beyond. Under floor heating runs throughout the apartment.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and wet room.

## LIVING ROOM

A bright and spacious living room benefitting from a full height, double glazed French door, leading onto a patio with stunning views over the River Trent. There is ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## KITCHEN

Fitted with a range of cream fronted wall, drawer and base units, with wood effect roll top work surfaces over, inset Bosch electric oven with standing over for microwave, stainless steel sink unit with mixer tap over, over counter lighting, for ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

## BEDROOM

Spacious bedroom with double glazed door providing access to a walk out balcony overlooking the river. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with shelving and hanging rails.

## WET ROOM

Fully fitted wet room with electric shower and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.



# 1 BED | £330,000

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £8,761.74 for financial year ending 30/6/2025

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or estate manager.

## LEASE INFORMATION

999 years from 2016

## GROUND RENT

Ground Rent: £435 per annum.  
Ground Rent Review: January 2031.

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

